

J. D. WEBSTER, SR., ET AL, GRANTORS

TO

STYLECRAFT LAMPS, INC., GRANTEE

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. D. Webster, Sr. and J. D. Webster, Jr., do hereby sell, convey and warrant to Stylecraft Lamps, Inc. the land in DeSoto County, Mississippi described as follows, to-wit:

TRACT I: Part of Section 36, Township 2 South, Range 8 West, more particularly described as beginning at the southeast corner of Section 36, Township 2 South, Range 8 West; thence North along East line of said Section 3,162.0 feet to a point; thence south 85°10' west along north line of the J. W. Peck tract 1368.2 feet to an iron pin; thence south 0°22' west 294.5 feet along said Peck west line to an iron pin; thence south 3°32' west along said line 419.0 feet to an iron pin for the point of beginning of the following tract of land; thence south 87°32' east along said Peck south line 786.0 feet to an iron pin; thence north 5°17' west 100.0 feet to an iron pin; thence north 84°43' east 98.5 feet to an iron pin, said pin being 1.5 feet west of west right of way of Highway I-55; thence south 5°17' east and parallel to said Highway right of way 497.7 feet to an iron pin; thence south 84°43' west 98.5 feet to an iron pin; thence south 5°17' east 75.0 feet to an iron pin; thence north 87°37' west 869.76 feet to an iron pin in center of old Highway 51; thence north 5°40' east along said center line 271.66 feet to an iron pin; thence north 3°25' east along said centerline 197.0 feet to the point of beginning and containing 10.01 acres, more or less. All bearings are magnetic.

TRACT II: Part of Section 36, Township 2 South, Range 8 West, DeSoto County, Mississippi more particularly described as beginning at a point, said point being an iron pin located in the northwest corner of the 10.01 acre tract conveyed from David R. Bridgforth, et al to J. D. Webster, Sr. as recorded in Book 128, page 69 of the Deed Records of the Chancery Clerk of DeSoto County, Mississippi; thence south 03°25' West 197.0 feet to a point; thence south 05°40' West 271.66 feet to an iron pin; thence North 87°37' West 98.10 feet to a point in the east right of way of U.S.Highway 51; thence North 05°58'39" West 473.48 feet along said right of way to a point; thence South 87°32' East 186.07 feet to the point of beginning, containing 1.55 acres, more or less. LESS AND EXCEPT a 20 foot wide strip running parallel with and along the entire north line of this said tract which the Grantor herein, (JERRY WAYNE PECK) his heirs and assigns retain a right of ingress and egress, with the right, but not limited thereto, to improve said ingress and egress to the specifications required by the County for paved road.

ALSO a 20 foot right of ingress and egress along the Old Hernando-Memphis Road, which is the west boundary of the 10.01 acre tract described above, said right of ingress and egress to commence at a point 111.7 feet north of the northwest corner of the Masonic Lodge lot, said point being where the west line of that certain tract of land retained by grantors intersects the east right of way of U.S.Highway 51, with said 20 foot right of ingress and egress to extend along the Old Hernando-Memphis Road to the southwest corner of the 10.01 acre tract above described.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to 20 foot right of ingress and egress along north line of 10.01 acre tract previously conveyed to Jerry W. Peck by deed of record in Book 93, page 391, in the office of the Chancery Clerk of DeSoto County, Mississippi. There is also excepted from the warranty of this deed existing easements held by Mississippi Power & Light Company of record in Book 25, page 618 and Book 60, page 391 of the deed records of DeSoto County, Mississippi.

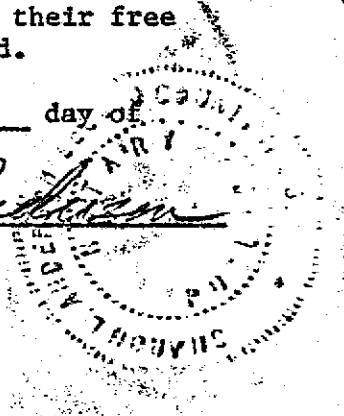
Possession will be given on delivery of this deed.

Witness our signatures this the 3rd day of March, 1980.  
J. D. Webster, Sr.  
J. D. Webster, Sr.  
J. D. Webster, Jr.  
J. D. Webster, Jr.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named J. D. Webster, Sr. and J. D. Webster, Jr. who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 3 day of March, 1980.  
Sharon L. Dutton  
Notary Public



My Commission Expires:  
12-31-1983

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 30 minutes P.M. 4 day of March 1980, and that the same has been recorded in Book 146 Page 245 records of WARRANTY DEEDS of said County.  
Witness my hand and seal this the 6 day of March 1980.  
Fee \$3.50 Pd.  
SEAL H. J. Ferguson CLERK